



Turnover Meeting Minutes

The Breakwater Homeowners Association held their official Developer turn-over meeting on Saturday, September 20, 2014 at 9:00 a.m. at the Epworth Church in Rehoboth Beach, Delaware. A quorum of owners was met by proxy and attendance.

Developer Report

Jaime Zolper from Ocean Atlantic called the meeting to order and introduced herself, Ben Gordy and Preston Schell, who have been serving as the Declarant elect Board of Directors since inception. The purpose of the meeting is to provide a Developer update and to elect a Board of homeowners to assume leadership of the Association.

Jaime reported that there are only 3 homes left to sell, with 164 sold and settled, 12 under contract and 6 close to settlement. However, Ocean Atlantic and Schell Brothers will still be working in the community to fulfill warranty commitments. The County holds a \$465,000 completion bond from the Developer to ensure that all work is completed to the infrastructure, which includes roads and sidewalks. The sidewalk work is still underway, with the small section of sidewalks being tested to ensure that the base is adequate. The Department of Public Works will provide their findings to Schell Brothers, who is responsible for the sidewalks. If they report the sidewalks to be in adequate condition, Schell Brothers will move forward with any other sidewalk repairs needed before preparing the roads for final top coat next spring. If the findings indicate an issue whereby the sidewalks may not fail any sooner than the sidewalks with ample stone underneath, Schell Brothers may consider offering the new Board the contribution for repair to hold in reserves until such time as it is needed as opposed to repairing the sidewalks that may have a substantial useful life.

Election

Julie Banks, Association Manager, introduced the candidates for election, including Bruce Summer representing the Twin homes and Mary Jo Porreca representing the Single Family homes. Julie opened the floor to nominations. With no nominations from the floor and the Condominium Association appointing one of their members to serve the third seat, the candidates were elected by acclamation of the members present.

Unfinished/New Business – Owner Forum

Several owners brought forth specific landscaping issues related to their area of the neighborhood, for which Julie Banks responded that she will be working with the new Board to address any outstanding issues. She will be soliciting comments from owners via email blast in the upcoming weeks.

Ben Gordy responded to an owner concern regarding mailbox placement and install issues, stating that all leaning mailboxes would be addressed by a new vendor in the upcoming weeks. He also agreed to speak with Schell Brothers regarding placement of new mailboxes, currently being installed in the middle of the sidewalks.

Preston reminded owners that he had given his power of attorney to the row of neighbors who abut the Breakwater Trail several years ago to address related issues and opposition. That power of attorney will remain in place and he suggested the new Board members connect with those owners for an update.

Adjournment

There being no further business of the Association, the meeting was adjourned at 9:55 a.m.